



2 MOOR RISE, KNAYTON, THIRSK

OFFERS IN THE REGION OF £240,000



Northallerton
Estate Agency



Moor Rise

Thirsk, YO7 4AY

2 MOOR RISE IS A BEAUTIFULLY PRESENTED PROPERTY WITH ENDLESS POTENTIAL. POSITIONED IN AN IDEAL LOCATION WITHIN THE BEAUTIFUL VILLAGE OF KNAYTON, WHICH OFFERS A NUMBER OF BENEFITS FROM A THRIVING COUNTRY PUB, AN "OFSTEAD - GOOD" PRIMARY SCHOOL AND A VILLAGE HALL WHICH IS THE LOCATION OF A NUMBER OF COMMUNITY EVENTS THROUGHOUT THE YEAR. THIS VILLAGE OFFERS WARMTH, CHARM AND COUNTRYSIDE LIVING. WITH GOOD WALKS, CYCLE ROUTES ON YOUR DOORSTEP AND EXCELLENT ROAD LINKS VIA THE A19. MAKING IT AN IDEAL PROPERTY FOR A FAMILY OR A COUNTRY ESCAPE.

THIS BRICK BUILT, CLAY PANTILE ROOF 3-BEDROOM SEMI-DETACHED HOUSE PROPERTY WITH UVPC DOUBLE GLAZING, NIGHT STORAGE HEATING, OPEN FIRE WITH HOT WATER BACK BOILER.

- 3 BED SEMI DETACHED HOUSE
- HIGHLY SOUGHT AFTER LOCATION
- COUNCIL TAX BAND C
- CHAIN FREE
- BEAUTIFUL VILLAGE
- ACCESSIBLE TO A19



ENTRANCE

CEILING LIGHT POINT, WALL MOUNTED CLOAKS, WALL MOUNTED NIGHT STORAGE HEATER, TELEPHONE POINT, STAIRS TO FIRST FLOOR, DOOR IN TO LIVING ROOM.

LIVING ROOM

FEATURE FIREPLACE COMPRISING OF STONE SURROUND, QUARRY TILE HEARTH, HARD WOOD MANTLE SHELF, INSET OPEN GRATE WITH A HOT WATER BACK BOILER. NIGHT STORAGE HEATER, CEILING LIGHT POINT, TV POINT, REAR FULL HEIGHT UVPC DOUBLE FRENCH DOORS OUT TO REAR GARDEN.

KITCHEN

EXTENSIVE RANGE OF LIGHT BEECH FRONTED BASE AND WALL CUPBOARDS, GRANITE EFFECT WORK SURFACES WITH INSET SINGLE BOWL STAINLESS STEEL SINK UNIT WITH QUALITY MIXER TAP OVER. UNIT MOUNTED 4 RING HOB, INSET BRUSHED STEEL AND GLASS DOUBLE OVEN AND GRILL. UNIT MATCHED FRONTED BUILT-IN FRIDGE AND WASHING MACHINE. TILED SPLASHBACKS, CEILING LIGHT POINT, EXTRACTOR HOB WITH LIGHT AND FAN, NIGHT STORAGE HEATER, INTERNAL DOOR GIVING ACCESS TO UNDERSTAIRS CUPBOARD, DOOR TO LARGE REAR ENTRANCE ROOM WHICH IS AN IDEAL UTILITY / PANTRY AREA AND ENJOYS UVPC DOOR TO SIDE. CEILING LIGHT POINT, WALL MOUNTED SHELVING, DOOR TO INTERNAL COAL SHED.

LANDING

CEILING LIGHT POINT, ATTIC ACCESS, NIGHT STORAGE HEATER.

BEDROOM 1

WALL LENGTH RANGE OF FITTED BEDROOM FURNITURE COMPRISING GOOD RANGE WARDROBES WITH CLOAKS, HANGING AND SHELF STORAGE, CHEST OF DRAWERS, DRESSING TABLE WITH 4 DRAWER CHEST TO SIDE AND DRAWER, CEILING LIGHT POINT.

BEDROOM 2

CEILING LIGHT POINT, NIGHT STORAGE HEATER, BUILT IN SHELVED STORAGE CUPBOARD, SINGLE WARDROBE WITH CUPBOARD STORAGE OVER, AIRING CUPBOARD HOUSING CYLINDER WITH EMERSON HEATER WITH SHELVING AROUND.

BEDROOM 3

CEILING LIGHT POINT.

SHOWER ROOM

ENJOYS WALK IN EASY ACCESS SHOWER, SHOWER PANELS AROUND WITH CURVED PIVOTING SHOWER SCREEN, MIRA ELECTRIC SHOWER, PANELLED CEILING WITH INSET EXTRACTOR AND LIGHTS, ADDITIONAL INSET LIGHTS OVER THE WASHBASIN, WALL MOUNTED MIRROR FRONTED CABINED.

WC

WC, CEILING LIGHT POINT.

VIEWING - BY APPOINTMENT THROUGH THE AGENCY - Tel. No. 01609 771959

TENURE - FREEHOLD

SERVICES - WATER, ELECTRIC & DRAINAGE

NYCC TAX BAND - C

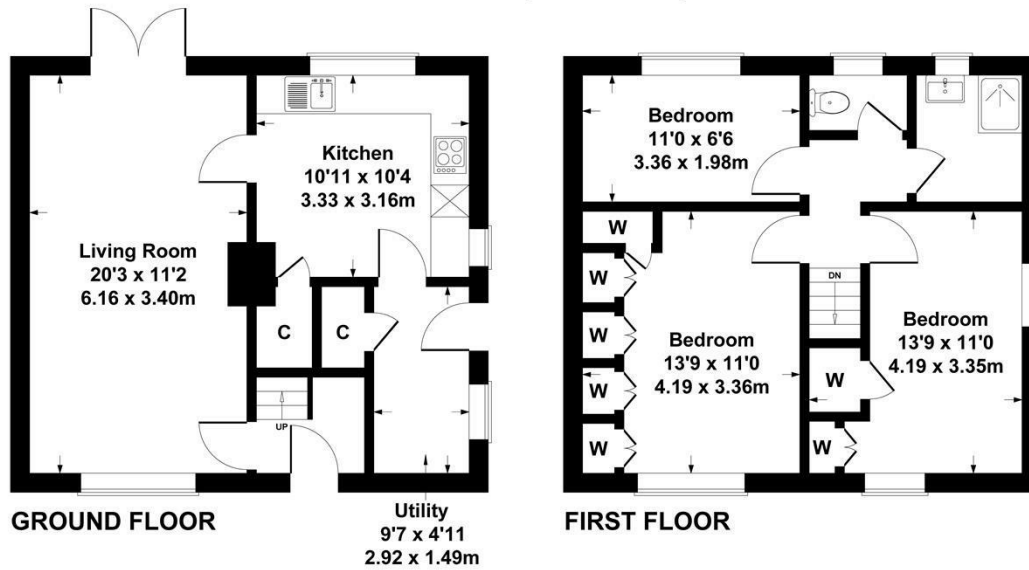
EPC - E



Call us to arrange a viewing on **01609 771959**

2 Moor Rise, Knayton

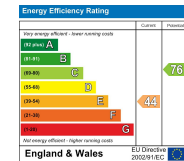
Approximate gross internal area
House - 86 sq m - 926 sq ft



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced By Vue3Sixty



Northallerton Estate Agency does not seek to avoid our criminal and civil liabilities by the use of cleverly worded small print. Our staff have undergone training and follow set procedures, but it is not possible for us to guarantee that everything written in our sales particulars is accurate. Please note that unless stated otherwise:

- These particulars have been prepared in all good faith to give a fair and overall view of the property. If any points are particularly relevant to your interest in the property, then please ask for further information/verification
 - These particulars are set out as a general outline only for the guidance for intending purchasers and do not constitute, nor constitute a part of, an offer or Contract.
 - All descriptions, dimensions, measurements, distances referred to, are given as a guide only and are NOT precise. If such details are fundamental to purchase, purchasers must rely on their own enquiries. All statements do not constitute any warranty or representation by the Vendor or his/her Agents.
 - We have NOT been instructed to carry out a physical survey of the property, a structural survey nor to test any of the services, fixtures, fittings or appliances which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars). Any equipment appliance or service mentioned, has not been tested by us, nor is it the subject of any guarantee.
 - Any plans may not be to scale and are for identification purposes only.
 - Items included in the written text are included in the sale. All others are excluded regardless of their inclusion of any photograph.
 - You should place no reliance on anything stated verbally by any of our staff unless the matter is confirmed by us in writing. If any issue (included or not in these particulars) is of major importance to your interest in this property, please ask us for further information.
- In the event of any grievance, via our in-house complaints procedure we will consider why we may not have given you the high standards you have a right to expect from us.

143 High Street, Northallerton, North Yorkshire, DL7 8PE

T: 01609 771959

E: sales@northallertonestateagency.co.uk

www.northallertonestateagency.co.uk



Northallerton
Estate Agency